



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/18/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 STONOVIEW, PHASE 4 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3450000073 & 163
Acres: 87.7
Lots (for subdiv): 171
Units (multi-fam./Concept Plans): 171
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170221-RiverRd-1
City Project ID Name: TRC_PP:StonoviewPhase4[Plat]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: LENNAR CAROLINAS, LLC
Applicant: CIVIL SITE ENVIRONMENTAL
Contact: DAVID STEVENS

843-849-8945

dstevens@civilsiteenv.com

Misc notes: Preliminary subdivision plat for phase 4 of the Stonoview subdivision.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 STONOVIEW, PHASE 4 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3450000073 & 163
Acres: 87.7
Lots (for subdiv): 171
Units (multi-fam./Concept Plans): 171
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170505-RiverRd-1
City Project ID Name: TRC_RC:StonoviewPhase4[Roads]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC

Owner: LENNAR CAROLINAS, LLC
Applicant: CIVIL SITE ENVIRONMENTAL
Contact: DAVID STEVENS

843-849-8945

dstevens@civilsiteenv.com

Misc notes: Road construction plans for phase 4 of the Stonoview subdivision.

RESULTS: Revise and resubmit to TRC.

3 TRADESMAN BREWERY

SITE PLAN

Project Classification: SITE PLAN
Address: 1647 KING STREET
Location: PENINSULA
TMS#: 4640600011
Acres: 2.30
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: HI

☒ new BP approval tracking

City Project ID #: 170315-KingSt-1
City Project ID Name: TRC_SP:TradesmanBrewery

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: SARA GAYLE MCCONNELL
Applicant: G3 ENGINEERING
Contact: JAMES R. DUCKER

843-509-8346

jducker@g3engineering.org

Misc notes: Construction plans for a re-developed site for a new brewery and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#4 OLD CITY JAIL**SITE PLAN**

Project Classification: SITE PLAN

Address: 21 MAGAZINE STREET

Location: PENINSULA

TMS#: 4570803112

Acres: 0.94

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-2F

☒ new BP approval tracking

City Project ID #: 170510-21MagazineSt-1

City Project ID Name: TRC_SP:OldCityJail

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: LANDMARK ENTERPRISES

Applicant: SYNCHRONICITY

843-203-4766

Contact: TODD RICHARDSON

todd@synchronicity.design

Misc notes: Construction plans for an office conversion/renovation and associated site improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application required.

#5 GOLDBERG TRACT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 1388 RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000064

Acres: 26.377

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: RR-1 & C

☐ new BP approval tracking

City Project ID #: 161018-RiverRd-1

City Project ID Name: TRC_PP:GoldbergTract2017[2lots]

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: HAZEL GOLDBERG

Applicant: HLA, INC.

843-763-1166

Contact: RICHARD D. LACEY

rlacey@hlainc.com

Misc notes: Preliminary subdivision plat to subdivide the existing home and improvements from the parent tract.**RESULTS:** Revise and resubmit to TRC.

#6 STONO PARK ELEMENTARY SCHOOL**SITE PLAN**

Project Classification: SITE PLAN

Address: 1699 GARDEN STREET

Location: WEST ASHLEY

TMS#: 3501100106

Acres: 4.9

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-1 (S)

☒ new BP approval tracking

City Project ID #: 170510-1699GardenSt-1

City Project ID Name: TRC_SP:StonoParkElementarySchool

Submittal Review #: PRE-APP

Board Approval Required: BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT 10

Applicant: CYPRESS ENGINEERING

843-225-5151

Contact: WILL ROGAN

willr@cypresseng.com

Misc notes: Construction plans for a new 75,000 sf elementary school and associated improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application, CSWPPP & Stormwater Technical Report required.

#7 145 EAST BAY STREET MIXED USE**SITE PLAN**

Project Classification: SITE PLAN

Address: EAST BAY STREET

Location: PENINSULA

TMS#: 4580901008

Acres: 0.33

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB & SR-5

☒ new BP approval tracking

City Project ID #: 170510-EBaySt-1

City Project ID Name: TRC_SP:145EastBayStreetMixedUse

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: ATLANTIC SOUTH DEVELOPMENT INC.

Applicant: LS3P

843-958-5419

Contact: STEVE RAMOS

stephenramos@ls3p.com

Misc notes: Construction plans for a mixed use building and associated improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application required.

#8 THE CITADEL SCHOOL OF BUSINESS (ESP)**SITE PLAN**

Project Classification: SITE PLAN

Address: 89 HAGOOD AVENUE

Location: PENINSULA

TMS#: 4600000004

Acres: 199.0

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-1F

Misc notes: Early Site Package plans for the Citadel School of Business.

☒ new BP approval tracking

City Project ID #: 170510-HagoodAve-1

City Project ID Name: TRC_SP:TheCitadelSchoolofBusiness[Early Site Package]

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: THE CITADEL

Applicant: ADC ENGINEERING INC.

Contact: GARY JENSEN

843-566-0161

garyj@adcengineering.com

RESULTS: Revise and resubmit to TRC.

#9 THE CITADEL SCHOOL OF BUSINESS**SITE PLAN**

Project Classification: SITE PLAN

Address: 89 HAGOOD AVENUE

Location: PENINSULA

TMS#: 4600000004

Acres: 199.0

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-1F

Misc notes: Construction plans for the Citadel School of Business and associated improvements.

☒ new BP approval tracking

City Project ID #: 170510-HagoodAve-2

City Project ID Name: TRC_SP:TheCitadelSchoolofBusiness

Submittal Review #: PRE-APP

Board Approval Required: BAR, BZA-SD

Owner: THE CITADEL

Applicant: ADC ENGINEERING INC.

Contact: GARY JENSEN

843-566-0161

garyj@adcengineering.com

RESULTS: Revise and resubmit to TRC; construction activity application, CSWPPP, Stormwater Technical Report & traffic impact study required.

#10 THE COTTAGES, PHASE 3 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000125

Acres: 15.3

Lots (for subdiv): 60

Units (multi-fam./Concept Plans): 60

Zoning: PUD

Misc notes: Preliminary subdivision plat for a 60 lot subdivision and associated improvements.

☒ new BP approval tracking

City Project ID #: 170510-TowneSt-1

City Project ID Name: TRC_PP:TheCottagesPhase3[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: JOHNS COASTAL VENTURES, LLC

Applicant: CIVIL SITE ENVIRONMENTAL

Contact: JUSTIN FINCH

843-849-8945

hjfinch@civilsiteenv.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#11 THE COTTAGES, PHASE 3 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000125

Acres: 15.3

Lots (for subdiv): 60

Units (multi-fam./Concept Plans): 60

Zoning: PUD

Misc notes: Road construction plans for a 60 lot subdivision and associated improvements.

☒ new BP approval tracking

City Project ID #: 170510-TowneSt-2

City Project ID Name: TRC_RC:TheCottagesPhase3[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: JOHNS COASTAL VENTURES, LLC

Applicant: CIVIL SITE ENVIRONMENTAL

Contact: JUSTIN FINCH

843-849-8945

hjfinch@civilsiteenv.com

RESULTS: Revise and resubmit to TRC; construction activity application, CSWPPP & Stormwater Technical Report required.

12 SONIC DRIVE-IN**SITE PLAN**

Project Classification: SITE PLAN
Address: 1710 SAM RITTENBERG BOULEVARD
Location: WEST ASHLEY
TMS#: 3510800022
Acres: 0.64
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☐ new BP approval tracking

City Project ID #: 170306-Sam RittenbergBlvd-1
City Project ID Name: TRC_SP:SonicDriveIn

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: BARRY HOFFMAN

Applicant: JIMMY MANN

931-803-8363

Contact: JIMMY MANN

jimmy@jtmarchitecture.com

Misc notes: Construction plans to convert an existing fast food facility into a Sonic restaurant and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

13 HOWLE AVENUE OFFICE/WAREHOUSE**SITE PLAN**

Project Classification: SITE PLAN
Address: 218 HOWLE AVENUE
Location: JAMES ISLAND
TMS#: 3430400078
Acres: 1.32
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: BP

☒ new BP approval tracking

City Project ID #: 170306-HowleAve-1
City Project ID Name: TRC_SP:HowleAvenueOffice/Warehouse

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: MONTEREY, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction of new phase 2 office/warehouse building (approx. 10,000SF).

RESULTS: Revise and resubmit to TRC.

14 ESSEX FARMS SINGLE FAMILY (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: ESSEX FARMS DRIVE
Location: WEST ASHLEY
TMS#: 3090000003
Acres: 2.59
Lots (for subdiv): 9
Units (multi-fam./Concept Plans): 9
Zoning: LB

☒ new BP approval tracking

City Project ID #: 170510-Henry TecklenburgDr-1
City Project ID Name: TRC_PP:EssexFarmsSingleFamily[Plat]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5223

Contact: SCOTT GREENE

greene.s@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a 9-lot subdivision on Essex Farms Drive.

RESULTS: Revise and resubmit to TRC.

15 ESSEX FARMS SINGLE FAMILY (SITE)**SITE PLAN**

Project Classification: SITE PLAN
Address: ESSEX FARMS DRIVE
Location: WEST ASHLEY
TMS#: 3090000003
Acres: 2.59
Lots (for subdiv): 9
Units (multi-fam./Concept Plans): 9
Zoning: LB

☒ new BP approval tracking

City Project ID #: 170510-Henry TecklenburgDr-2
City Project ID Name: TRC_SP:EssexFarmsSingleFamily[Site]

Submittal Review #: PRE-APP
Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5223

Contact: SCOTT GREENE

greene.s@thomasandhutton.com

Misc notes: Site improvement plans for a 9-lot subdivision on Essex Farms Drive.

RESULTS: Revise and resubmit to TRC; construction activity application, CSWPPP & Stormwater Technical Report required.

16 FLOYD DRIVE EXTENSION (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 0.76

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: GB & GP

Misc notes: Preliminary subdivision plat to create two lots out of a larger parcel.☒ new BP approval tracking

City Project ID #: 170510-FloydDr-1

City Project ID Name: TRC_PP:FloydDriveExtension[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

17 FLOYD DRIVE EXTENSION (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 0.76

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: GB & GP

Misc notes: Road construction plans for a new road and two lots.☒ new BP approval tracking

City Project ID #: 170510-FloydDr-2

City Project ID Name: TRC_RC:FloydDriveExtension[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

18 FLOYD DRIVE APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN

Address: FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 10.69

Lots (for subdiv):

Units (multi-fam./Concept Plans): 195

Zoning: GB

Misc notes: Construction plans for 195 unit apartment complex and associated improvements☒ new BP approval tracking

City Project ID #: 160926-FloydDr-1

City Project ID Name: TRC_SP:FloydDriveApartments[Oct2016]

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

19 1073 KING STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 1073 KING STREET

Location: PENINSULA

TMS#: 4631502090

Acres: 0.07

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Construction plans for a new mixed-use building and associated improvements.☒ new BP approval tracking

City Project ID #: 170510-KingSt-1

City Project ID Name: TRC_SP:1073KingStreetMixedUse

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: MARQUEE MOON LLC

Applicant: TYLER A. SMYTH ARCHITECT, LLC

843-724-7787

Contact: TYLER SMYTH

tyler@tylerasmyth.com

RESULTS: Revise and resubmit to TRC.

20 FIRST BAPTIST SCHOOL OF CHARLESTON, PHASE 2**SITE PLAN**

Project Classification: SITE PLAN
Address: GEORGE GRIFFITH BOULEVARD
Location: JAMES ISLAND
TMS#: 3370000162
Acres: 32.74
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170109-George GriffithBlvd-1
City Project ID Name: TRC_SP:FirstBaptistSchoolofCharlestonPhase2
Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: FIRST BAPTIST CHURCH FOUNDATION
Applicant: SEAMON WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Construction plans for phase 2 of the First Baptist campus and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

21 OAK BLUFF, PHASE 1C (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 2630002003
Acres: 63.2
Lots (for subdiv): 63
Units (multi-fam./Concept Plans): 63
Zoning: SR-1 & RR-1

☒ new BP approval tracking

City Project ID #: 170510-Clements FerryRd-1
City Project ID Name: TRC_PP:OakBluffPhase1C[Plat]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: LES PHILLIPS lphillips@seamonwhiteside.com

Misc notes: Preliminary subdivision plat for a 63 lot phase in the Oak Bluff cluster development.

RESULTS: Revise and resubmit to TRC.

22 OAK BLUFF, PHASE 1C (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 2630002003
Acres: 63.2
Lots (for subdiv): 63
Units (multi-fam./Concept Plans): 63
Zoning: SR-1 & RR-1

☒ new BP approval tracking

City Project ID #: 170510-Clements FerryRd-2
City Project ID Name: TRC_RC:OakBluffPhase1C[Roads]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: LES PHILLIPS lphillips@seamonwhiteside.com

Misc notes: Road construction plans for a 63 lot phase in the Oak Bluff cluster development.

RESULTS: Revise and resubmit to TRC.

23 OVERTURE DANIEL ISLAND**SITE PLAN**

Project Classification: SITE PLAN
Address: FARR STREET
Location: DANIEL ISLAND
TMS#: 2750000182
Acres: 12.7
Lots (for subdiv):
Units (multi-fam./Concept Plans): 200
Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 161118-FarrSt-1
City Project ID Name: TRC_SP:OvertureDaniellIsland

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: THE DANIEL ISLAND COMPANY
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Construction plans for a 200 unit multi-family development and associated improvements.

RESULTS: Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.